



**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, AUGUST 10, 2026, 7:00 PM**

Mayor:
Mark L. Stanfill, DVM

Councilmembers:
Sean Flannery
Ricardo Miller

City Manager:
Todd Fuller

City Attorney:
Robert E. Hager

Mayor Pro Tem:
Willie G. Franklin, Jr.

Tim Lightfoot
Jeffrey Smith

Deputy City Manager:
Jonathan Phillips

City Secretary:
Caryn Stevens, TRMC

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Red Oak City Council to be held on Monday, August 10, 2026, at 7:00 p.m., in the Red Oak Government Center, Council Chamber, 101 S. Live Oak Street, Red Oak, Texas, and by videoconference as authorized by Section 551.127 of the Texas Government Code, at which time the following will be discussed and considered:

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

CALL TO ORDER: The Mayor will call the meeting to order, declare a quorum, if present, and declare notices legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE:

Honorable Councilmember Jeffrey Smith

PRESENTATIONS:

- Presentation: The Heights, Ellis County Family Resources
- Recognition: James Langham, Police Lieutenant

PUBLIC COMMENTS: The public is invited to address City Council on any topic. Speakers should complete a Public Comments form and submit it to the City Secretary prior to 7:00 p.m. To submit written comments via email, see instructions at the bottom of the agenda. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion. Speakers are limited to a maximum of three (3) minutes.

COUNCIL BUSINESS – CONSENT AGENDA: Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.

1. Consider approval of the minutes of the Red Oak City Council for the July 13, 2026, Regular meeting, July 14, 2026, Service Priorities Workshop, and the July 31, 2026, Budget Workshop and Special Called meeting. (Caryn Stevens)
2. Consider adoption of Resolution No. 26-035R of the City Council of the City of Red Oak, Texas, approving an expenditure in an amount of Twenty-Seven Thousand Four Hundred Dollars (\$27,400.00) by the City of Red Oak Industrial Development Corporation ("CROIDC") to Dr. M. Ray Perryman ("The Perryman Group") for professional services for report updates with additional data and due diligence on calculations and presentations. (Lee McCleary)
3. Consider adoption of Resolution No. 26-036R of the City Council of the City of Red Oak, Texas, approving an expenditure by the City of Red Oak Industrial Development Corporation ("CROIDC") in an amount of Nineteen Thousand Two Hundred Fifty Dollars (\$19,250.00) for professional services for a proposal submitted by Quorum Public Affairs. (Lee McCleary)
4. Consider adoption of Resolution No. 26-037R of the City Council of the City of Red Oak, Texas, approving an expenditure by the Red Oak Economic Development Corporation ("ROEDC") in an amount not to exceed Two Thousand One Hundred Fifty Dollars (\$2,150.00) for a proposal submitted by Kyle Hearon, MAI, for performing an appraisal of an ROEDC owned parcel of approximately 1.337± acres located north of Stephenson Road, south of Waterview Parkway, east of Clear Creek Drive, and west of Interstate 35E. (Lee McCleary)
5. Consider adoption of Resolution No. 26-038R of the City Council of the City of Red Oak, Texas, approving the proposed Red Oak Economic Development Corporation ("ROEDC") Administrative Services Agreement with the City of Red Oak, Texas, to provide administrative services for Fiscal Year 2026-2027. (Lee McCleary)
6. Consider adoption of Resolution No. 26-039R of the City Council of the City of Red Oak, Texas, approving the proposed City of Red Oak Industrial Development Corporation ("CROIDC") Administrative Services Agreement with the City of Red Oak, Texas, to provide administrative services for Fiscal Year 2026-2027. (Lee McCleary)

COUNCIL BUSINESS – REGULAR AGENDA:

7. Consider the adoption of Resolution No. 26-040R accepting and approving a preliminary amended and restated service and assessment plan and preliminary assessment rolls for the Red Oak Public Improvement District No. 1, calling a public hearing on the levy of special assessments against Improvement Areas #2-3 of the District and approving all other matters related thereto. (Tim McRoberts)
8. Consider adoption of Resolution No. 26-041R of the City Council of the City of Red Oak, Texas, approving a Professional Services Agreement with Freese and Nichols, Inc. for the Live Oak Park Master Plan. (Kyle Cooper)
9. Consider adoption of Resolution No. 26-042R of the City Council of the City of Red Oak, Texas, relinquishing and adjusting any and all Extraterritorial Jurisdiction described herein pursuant to and in accordance with the property owners' request and petition; such that the City of Red Oak, Texas, Extraterritorial Jurisdiction shall be and is hereby adjusted and contracted to relinquish the property described and depicted in Exhibit "A", attached hereto and incorporated herein; to release said property; and, providing an effective date. *Requested by Keith Alan and Kristina Nichols* (Ben Hartman)
10. Conduct a public hearing and consider approval of Ordinance No. 26-020 of the City Council of

the City of Red Oak, Texas, approving a Specific Use Permit (SUP) request to allow a Detail Car Wash, on approximately 1.443 acres of land on the portion of property zoned “C – 1” – Commercial District – 1 and allow a Car Wash on .43 acres of land on the portion of property zoned “HO” – Highway Oriented District, located at the northwest corner of East Ovilla Road and Burney Lane, Property Identification Number 181513, in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26 – 10) *Requested by Michael Westfall* (Ben Hartman)

11. Conduct a public hearing and consider approval of Ordinance No. 26-021 of the City Council of the City of Red Oak, Texas, approving a Specific Use Permit (SUP) in “PD” – Planned Development – 85 Revised (PD – 85R) zoning district to allow an approximate 2,500 square foot accessory building on the property described as Lot 6, Block A, of Cole Manor and addressed as 211 Stonegate Way, City of Red Oak, Ellis County, Texas. (Case: ZC26 – 11) *Requested by Kevin Genter* (Ben Hartman)
12. Conduct a public hearing and consider approval of Ordinance No. 26-022 of the City Council of the City of Red Oak, Texas, approving a Specific Use Permit Request to allow an accessory structure (PET/CT Imaging Trailer) on a site zoned “C – 1” – Commercial District – 1, located at 309 East Ovilla Road, Property Identification Number 228620, in Ellis County Appraisal District, City of Red Oak, Ellis County Texas. (Case: ZC26 – 13) *Requested by Rodney Jennings* (Ben Hartman)
13. Conduct a public hearing and consider approval of Ordinance No. 26-023 of the City Council of the City of Red Oak, Texas, approving a zoning change from “C – 1” – Commercial District – 1 to “PD” – Planned Development – 192 (PD – 192) to allow a mix of “C – 1” – Commercial District – 1 uses, and modified landscape and parking requirements on the site, located at 211 S. State Highway 342, Property Identification Number 201524, in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26 – 12) *Requested by Lawana Denniston* (Ben Hartman)
14. Conduct a public hearing and consider approval of Ordinance No. 26-024 of the City Council of the City of Red Oak, Texas, approving a zoning change from “C – 1” – Commercial District – 1 to “PD” – Planned Development – 193 (PD – 193) to allow Office, Retail and Restaurant (No Drive – Through Allowed) uses on the site, Located at 222 Dana Lane, Property Identification Number 294749 in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26 – 14) *Requested by Dacia Weber* (Ben Hartman)

DEPARTMENTAL REPORTS:

15. The City Council may deliberate and make inquiry into any item listed in the Departmental reports.
 - A. Communications & Marketing (Alexa Beasley, Director)
 - Monthly Report
 - B. Development Services (Ben Hartman, City Engineer and Director)
 - Development Projects Status
 - Building Permit and Inspections Report
 - Code Compliance Report
 - C. Finance (Tim McRoberts, Director)
 - Finance Report
 - Monthly Investment Report

- Financial Statement
 - Municipal Court Statistical Highlights
- D. Fire (David Jones, Interim Fire Chief and Director)
 - Monthly Activity Report
 - Project Updates/Initiatives
 - E. Human Resources (Amanda Monsivais, Director)
 - Administrative Monthly Report
 - F. Information Technology (John Binford, Director)
 - Major Accomplishments
 - Current Initiatives
 - Challenges
 - G. Library (Heather Fuller, Director)
 - YTD Statistics
 - Monthly Newsletter
 - H. Parks & Recreation (Kyle Cooper, Director)
 - Update on Projects, Events & Operations
 - I. Police (Adrian Tijerina, Police Chief and Director)
 - Monthly Report
 - Recruiting Updates
 - Training & Community Engagement
 - J. Public Works (Jared Binford, Director)
 - Monthly Operational Report
 - Project Updates/Initiatives

EXECUTIVE SESSION: The City Council will convene into Executive Session as authorized by Section 551.071 of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein and pursuant to the following sections below. Executive Session items are discussed in closed session, but any and all action is taken in regular open session.

16. Pursuant to Texas Government Code, Section § 551.071 - **Consultation with the City Attorney** to seek legal advice related to Chapter 211 of the Texas Local Government Code.
17. Pursuant to Texas Government Code, §551.087 - **Deliberations Regarding Economic Development Negotiations.**
 - A. Discuss or deliberate regarding commercial or financial information from a business prospect that seeks to locate, stay or expand in the City of Red Oak.
 - B. Discuss or deliberate the offer of a financial or other incentive, if any, with such business prospect.

REGULAR SESSION:

18. Reconvene into Regular Session and take any action necessary as a result of the closed Executive Session.

ADJOURNMENT:

CERTIFICATION: I hereby certify that the above agenda of items to be considered by the Red Oak City Council was posted in the Red Oak Government Center kiosk on August 4, 2026, in accordance with the Texas Government Code, Chapter 551.043(a).



Caryn Stevens, TRMC
City Secretary



ACCESSIBILITY STATEMENT

The Red Oak Government Center is readily accessible to individuals with disabilities including accessible parking, building entrances, and restrooms. Requests for specific accommodations must be made 48 hours prior to the meeting by contacting the City Secretary’s office at (469) 218-1207.

Instructions for Public Comments:

To speak during Public Comments, you must attend the City Council meeting in person. Speakers should complete a Public Comments Form and submit it to the City Secretary. Forms are available online (see Link to Public Comments Form below) and at the meeting. If you cannot attend in person, but still wish to comment, you may submit written comments via email. To submit comments, email your name, address, phone number, email address and topic to citysecretary@redoaktx.org, and title the subject of the email “Public Comments.” Alternatively, you may click on the link below to submit your comments electronically. If comments are not received by the following deadlines, they will not be accepted:

DEADLINE to receive Public Comments through online submission or email on day of meeting:	5:00 p.m.
DEADLINE to receive Public Comments Form in person on day of meeting:	7:00 p.m.

Link to Public Comments Form:
<https://www.redoaktx.org/FormCenter/Public-Meetings-9/City-Meetings-Public-Comments-62>

Link to City Council meeting via live-stream:
<https://www.youtube.com/channel/UCntzB1px9caZvdivvHInEMQ/>